

The Wahoo Planning Commission met in regular session and in accordance with agenda posted at City Hall, Post Office, and First Bank of Nebraska with each board member being notified of the agenda prior to the meeting. Meeting was called to order by acting Chair Josh Krueger at 7:00 p.m. and opened with the Pledge of Allegiance. The Chair advised the public of the posted information regarding State Open Meetings Act and Title VI. The following board members were present answering to roll call: Krueger, Pfligler, Vaught, Houfek, Kleffner and Vculek. Absent: Gigstad, Wilcox and DuBois. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Kevin Andersen of JEO Consulting Group Inc. was present to discuss and explain some of the changes that they have been working on within the Comprehensive Plan to address the comments they received from the initial review. Andersen stated that a final draft of the Comprehensive Plan will be available in a couple of weeks in order to give the Planning Commission enough time to review prior to the November 2nd meeting so that a recommendation can be made to the City Council.

Beavers discussed various items within the zoning regulations that could be looked at and possibly amended. One item that was discussed was the possibility of extending the Chestnut Corridor Overlay District to include 12th Street South to the railroad tracks. Clarification of fencing requirements within the I-2 Heavy Industrial zoning district was also discussed.

Harry Falke was present to address the Planning Commission regarding fencing requirements for the I-2 Heavy Industrial zoning district, specifically Wahoo Concrete, located at 710 W 3rd Street. Within the I-2 zoning regulations all outdoor storage shall be within a fenced area away from public access. Falke stated that Wahoo Concrete removed a section of fencing that was on the property therefore they are in violation of the zoning regulations and should be forced to install a 6' high chain link fence with barb wire on the top in order to be in compliance. Beavers stated that the regulations are not specific to the required type of fence needed to prevent public access therefore it would not be possible to make them install a 6' high chain link security fence. Falke indicated that several other businesses within the I-2 zoning district already have this type of security fencing therefore the required type of fencing has been determined and should be enforced as such. Commission members stated that this should be looked at but with the help and advisement from the city attorney.

Beavers presented his monthly report. One new house permit was issued. Work continues at the new Bomgaars location.

A motion was made by Vaught, seconded by Houfek, to approve minutes of the September 7, 2017 meeting. Roll call vote: Vaught, yes; Houfek, yes; Krueger, yes; Pfligler, yes; Kleffner, yes; and Vculek, yes. Absent and not voting: DuBois, Wilcox, and Gigstad. Motion carried.

Meeting adjourned at 8:11 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator